

PRESERVE OVERALL CHARACTER OF EXISTING RESIDENTIAL AREAS PRIMARY GOAL OF MASTER PLAN

VOLUME I | CHAPTER 14 | LAND USE PLAN

form, attitudes and values of that place. For example, one type of place is made up of a mix of one-, two- and up to four-unit residences often commingled with adjacent commercial uses, either as corner stores or small shopping blocks. Such places also have limited off-street parking opportunities, often contain buildings located close to the street and have limited private open space. This future land use and associated zoning of the New Orleans Master Plan is designed to integrate form and use, scale and massing, defining the way that the realm of private property owners frames the public realm of streets, parks and other public spaces, so that this public realm becomes a desirable place for people to be and to gather.

FUTURE LAND USE GENERAL GUIDELINES

PRESERVE

- Preserve the overall character of existing residential areas.
- Preserve environmentally sensitive areas such as wetlands, from adverse impacts to enhance the city's water storage capacity during storms and increase protection against storm surge.
- Preserve existing successful mixed-use commercial areas.
- Preserve land for transportation and drainage right-of-way where needed, including rail, multi-use paths (for biking and walking), and canals and water storage opportunities.
- Preserve parks and public spaces.
- Preserve land for industrial uses where there are active and prospective industrial users.

TRANSFORM

- Promote infill development on vacant lots in existing neighborhoods.
- Promote redevelopment of commercial strips into walkable mixed-use centers.
- Prioritize higher ground for new residential uses outside of existing residential areas.
- Cluster higher-density new development near transit stations.
- Promote clustering of neighborhood retail and services rather than long low-density commercial corridors.
- Diversify New Orleans' housing stock in new residential development.

INCORPORATE

- Establish appropriate transitions between high impact, medium impact and low impact development.
- Locate mixed-use neighborhood centers or neighborhood edges to draw customers within walking and biking distance of residences.
- Avoid long corridors of low-density land uses near transit stops.
- Locate higher density land uses near transit stops.

Future Land Use Categories

(See Future Land Use maps at the end of this chapter.)

Residential

SEMI-RURAL RESIDENTIAL SINGLE-FAMILY

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 1).

Range of Uses: Single-family dwelling. Cluster development that preserves open space is preferred.

Supporting public recreational and community facilities are also allowed.
Development Character: Large lot single family new development will have a minimum lot area of 3 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when built with preserved open space, the overall density will not exceed one dwelling unit per 2 acres.

form, attitudes and values of that place. For example, one type of place is made up of a mix of one- to four-unit residences often commingled with adjacent commercial uses, either as corner stores or small shopping blocks. Such places also have limited off-street parking opportunities, often contain buildings located close to the street and have limited private open space. The future land use and associated zoning of the New Orleans Master Plan is designed to integrate form and use, scale and massing, defining the way that the realm of private property owners creates the public realm of streets, parks and other public spaces so that this public realm becomes a desirable place for people to be and to gather.

FIGURE AND USE GENERAL GUIDELINES

RESIDENTIAL

Preserve the overall character of existing residential areas.

Preserve environmentally sensitive areas, such as wetlands, from adverse impacts to enhance the city's water storage capacity during storms and increase protection against storm surge.

Preserve existing successful mixed-use commercial areas.

Preserve land for transportation and drainage rights of way where needed, including rail, multi-use paths (for biking and walking), and canals and water storage opportunities.

Preserve parks and public spaces.

Preserve land for industrial uses where there are active and prospective industrial uses.

BRIMFIELD

Promote infill development on vacant lots in existing neighborhoods.

Promote redevelopment of commercial strips into walkable mixed-use centers.

Prioritize high-end ground floor residential uses outside of existing residential areas.

Create higher density new development near transit stations.

Promote clustering of neighborhood retail and services rather than long, low-density commercial corridors.

DUARTE

Diversify New Orleans' housing stock in new residential development.

EDWARD

Establish appropriate transitions between high impact, medium impact and low impact development.

Locate mixed-use neighborhood centers on neighborhood edges to draw customers within walking and biking distance of residences.

Avoid long corridors of low-density commercial development.

Locate higher density and uses near transit stations.

Future Land Use Categories

(See Future Land Use maps at the end of this chapter)

Residential

SEMI-RURAL RESIDENTIAL, SINGLE FAMILY

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 1).

Range of Uses: Single-family dwellings. Cluster development that preserves open space is preferred.

Supporting Public: Supporting public recreational and community facilities are also allowed.
Development Character: Large lot single-family new development will have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when built with preserved open space, the overall density will not exceed one dwelling unit per 2 acres.

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large underutilized or underdeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Recreational, residential, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred.

Development Character: The type and scale of new development would be determined through a multi-tiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred.

Institutional

INSTITUTIONAL

Goal: Preserve and enhance existing large-scale institutions such as health care, education (colleges and universities), detention centers and other facilities.

Range of Uses: Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller-scale, local houses of worship, public and private schools, police and fire stations, emergency and community centers are included in residential, commercial and mixed-use areas, as they are essential components of neighborhood life.

Development Character: Large-scale, coordinated campus development with appropriate transitions to surrounding uses and neighborhoods.

Open Space and Recreation

NATURAL AREAS

Goal: Retain and preserve natural areas and wetlands resources for storm water storage, conservation, public enjoyment, and for protection of coastal resources.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas. Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support the principal use.

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces.

Development Character: Ranges from programmed parks and indoor and outdoor recreational areas to preserved open space.

CEMETERY

Goal: Preserve and provide areas for cemeteries.

Range of Uses: Cemeteries

Development Character: Cemeteries and accessory buildings.

106+ 11 ენა+ 10 ენა+ ს 1 ენა+ 10 ციცილიძე თ+ ჩინდ ის იუბ ს 1 ენ+ ბებ+ გილ 10
ენდ+ ე ენდ+ ენდ+ ბებ+ ს 1+ გილ 10 ი ე+ ენ+ გილ 10 ტიცილი ს 10+
11 11+ ენდ 11 უე+ 10 უე+ 10 უე+ 10 უე+ 10 უე+

YARD 2 | CHAPTER 14 | LAND USE PLANNING

PLANNED DEVELOPMENT AREA

Goal: Allow for the potential development of large undeveloped or undeveloped parcels that are completely within the external levee protection system and only in areas that do not contain sensitive wetland environments.

Range of Uses: Recreational, residential, commercial or industrial uses dependent on formal planning process. Cluster development that preserves open space is preferred.

Development Character: The type and scale of new development would be determined through a multi-tiered planned development process that would require community input and city approval. Large-scale, coordinated development with appropriate transitions to surrounding uses and neighborhoods is preferred.

INSTITUTIONAL

Goal: Preserve and enhance existing large scale institutions such as health care, education (colleges and universities), detention centers and other facilities.

Range of Uses: Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller scale local houses of worship, public and private schools, police and fire stations, emergency and community centers are included. Residential, commercial and mixed-use areas as they are essential components of neighborhood life.

Development Character: Large scale, coordinated campus development with appropriate transitions to surrounding uses and neighborhoods.

Open Space and Recreation

NATURAL AREAS

Goal: Retain and preserve natural areas and wetlands resources for storm water storage, conservation, public enjoyment and for protection of coastal resources.

Range of Uses: Open space and active recreation that do not have adverse impacts on wetlands and natural areas. (Other uses may be allowed with conditional permit and restoration requirements.)

Development Character: No structures except those necessary to support the principal use.

PARKLAND AND OPEN SPACE

Goal: Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities.

Range of Uses: Parks, playgrounds, recreation facilities and athletic fields; neutral habitats and passive open spaces.

Development Character: Ranges from programmed parks and indoor and outdoor recreational areas to preserved open space.

CEMETERY

Goal: Preserve and provide areas for cemeteries.

Range of Uses: Cemeteries

Development Character: Cemeteries and accessory buildings.

PRE-WAR RESIDENTIAL SINGLE FAMILY

Goal: Preserve the existing character and scale of pre-war (xvii) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings and supporting public recreational and community facilities allowed (i.e., schools and places of worship).

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Maximum density of 15 units/acre.

POST-WAR RESIDENTIAL SINGLE FAMILY

Goal: Preserve the existing character and scale of low density single-family residential in post-war (xviii) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings and supporting public recreational and community facilities allowed (i.e., schools and places of worship).

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 10 units/acre.

PRE-WAR RESIDENTIAL LOW DENSITY

Goal: Preserve the scale and character of pre-war (xviii) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwelling, and preservation of existing three-to four-family buildings. Traditional corner store/businesses may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (i.e., schools and places of worship) also allowed.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

POST-WAR RESIDENTIAL LOW DENSITY

Goal: Preserve the scale and character of post-war (xviii) residential neighborhoods of lower density where the predominant use is single and two-family residential lots and allow for compatible infill development.

Range of Uses: New development is generally limited to single-family dwellings, with two-family and town home development allowed where it currently exists or formerly existed. Supporting public recreational and community facilities (i.e., schools and places of worship) are also allowed. New two-family dwellings and town home developments may be allowed in planned communities.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 20 dwelling units per acre.

PRE-WAR RESIDENTIAL SINGLE-FAMILY

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of uses: SHould find wide range of applications.

closed schools and places of worship.

Development Character: New development will fit the character and scale of surrounding single-

Urban residential areas where structures are typically located on smaller lots and have small front and side setbacks. Maximum density of 15 units/acre.

POST-WAR RESIDENTIAL SINGLE-FAMILY

Goal: Preserve the existing character and scale of low density single family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Frances M. Luce, Snoqualmie Falls, and Elizabeth C. Stoddard, Seattle.

allowed (i.e. schools and places of worship).

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older pre-war neighborhoods. Maximum density of 10 units/acre.

THE WAR RESISTERS' LEAGUE

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density.

the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing three- to four-family buildings.

current or former commercial use is verified. Supporting public recreational and community facilities (schools and parks) located at a site

Development Character: New development will fit with the character and scale of surrounding areas and places or towns, also allowed.

residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

POST-WAR BESIDELTEN ON DENSITY

Goal: Preserve the scale and character of post-war [WWII] residential neighborhoods of lower density

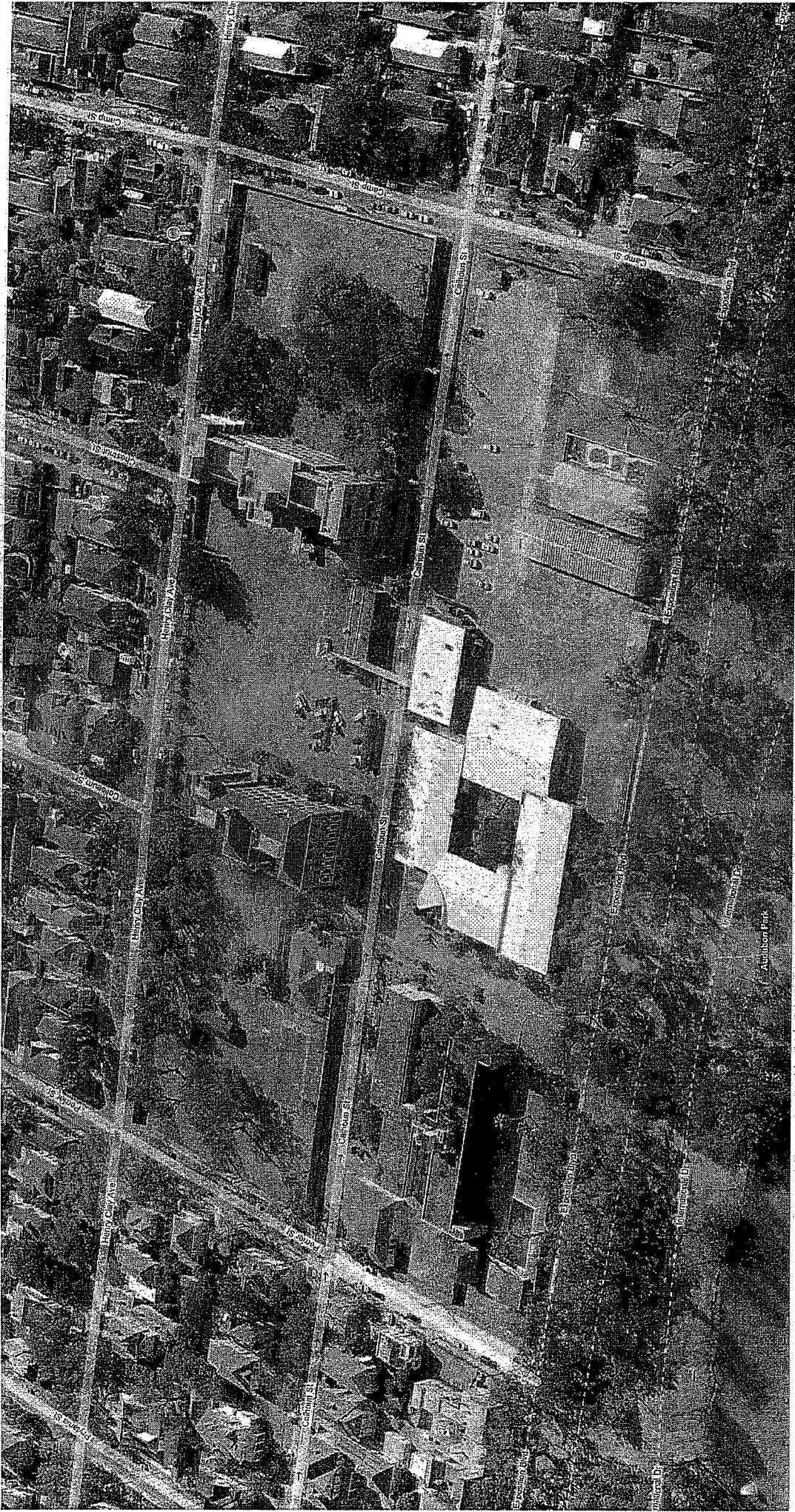
While we predominantly focus on residential lots and allow for comparable land development.

Range of Uses: New development is generally limited to single-family dwellings, with two-family and town home development allowed where it currently exists or formerly existed. Supporting public

recreational and community facilities (i.e., schools and places of worship) are also allowed. New two-family dwellings and town home developments may be allowed in planned communities.

Development Character: New development will fit with the character and scale of surrounding

inhabited. Single- and two-family residential structures are typically set back away from the street on larger lots than in older pre-war neighborhoods. Maximum density of 30 dwelling units per acre.



PD 3-6R

JAMES M. HUGER

1207 Webster Street
New Orleans, LA 70118

November 2, 2011

Ms. Yolanda Rodriguez
Executive Director
City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

Dear Ms. Rodriguez:

My name is James Huger, and I reside at 1207 Webster Street. I have watched with little Fan Fair the activity at the DePaul's Hospital Campus. The current use of the campus is not offensive and although not ideal (we would rather have residential) the current configuration and use has not been an issue as far as I can tell.

Any change to the zoning to the property that would allow denser or more intense use of the site should not be allowed. Please keep in mind that the DePaul's Campus has many acres of green space and any new zoning that would allow redevelopment to traditional medical use would be unacceptable and could potentially destroy one of the best neighborhoods in the city.

Children's Hospital, like most institutions, has a proclivity for growth. Rest assured if given the opportunity, the administration of Children's Hospital will certainly seek to fill out the DePaul's campus if zoning was allowed to change from its current limiting status. This current mild use could turn into a full blown Hospital.

Please use all the power of your office that the DePaul's campus is not allowed to change from its current use.

Sincerely,

James M. Huger

PD 3-6R

919 HENRY CLAY AVENUE • NEW ORLEANS • LOUISIANA • 70118 • UNITED STATES OF AMERICA

15 DECEMBER 2011

Yolanda Rodriguez
City Planning Commission
Suite 900
1340 Poydras Street
New Orleans, LA 70112

RE: 2011 MASTER PLAN AMENDMENTS PRESENTATION TO CITY PLANNING COMMISSION
ON DE PAUL / CHILDREN'S CALHOUN CAMPUS SITE IN SUPPORT OF CHANGING
DESIGNATION FROM HIGH DENSITY INSTITUTIONAL TO PRE WAR LOW DENSITY
RESIDENTIAL.

Dear Ms Rodriguez,

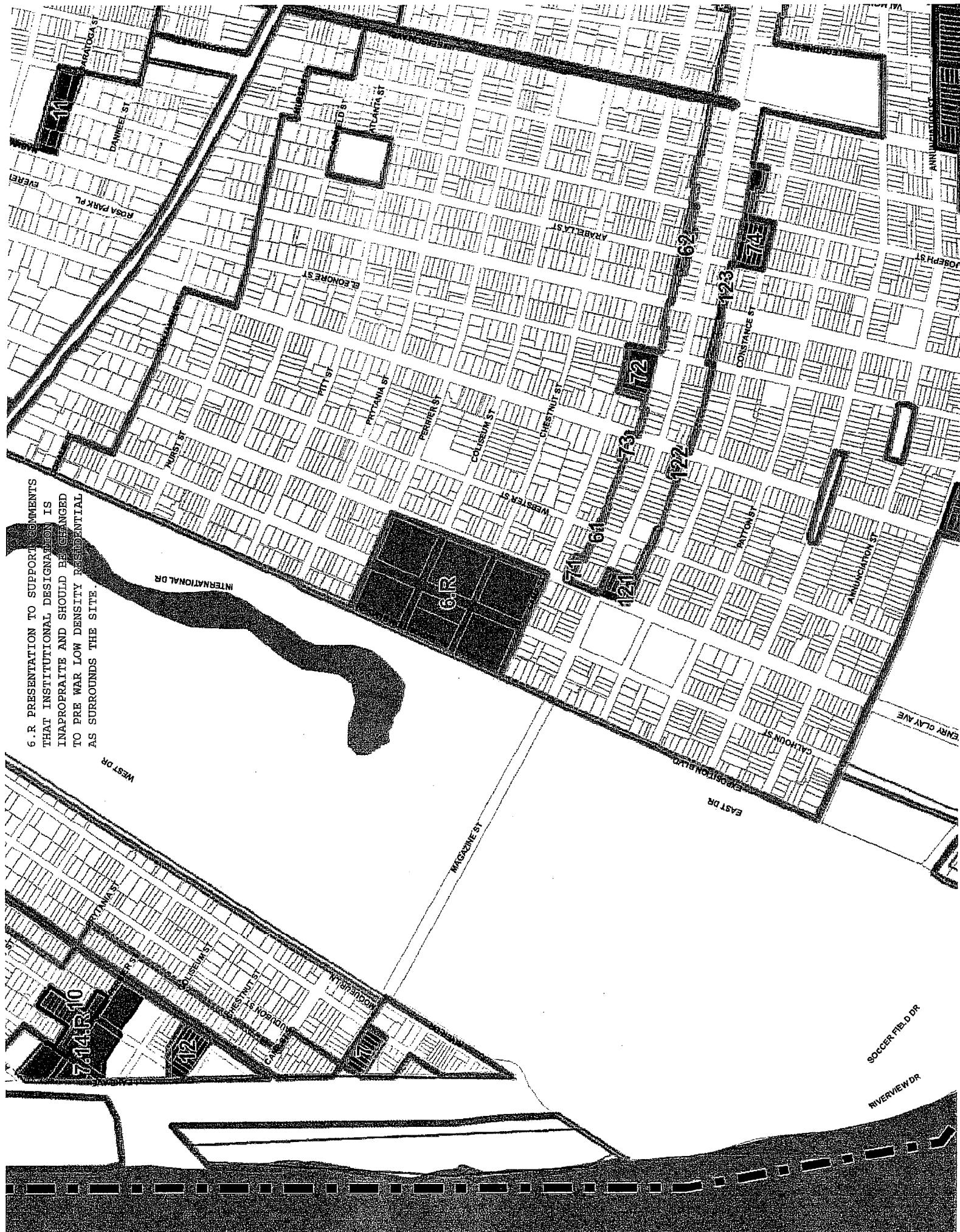
I am delivering a printed copy of my visual presentation to the City Planning Commission on 13 December 2011 meeting to receive public comment on the 2011 Master Plan Amendments.

Please include this document in the public comments which are due today.

Best Regards,

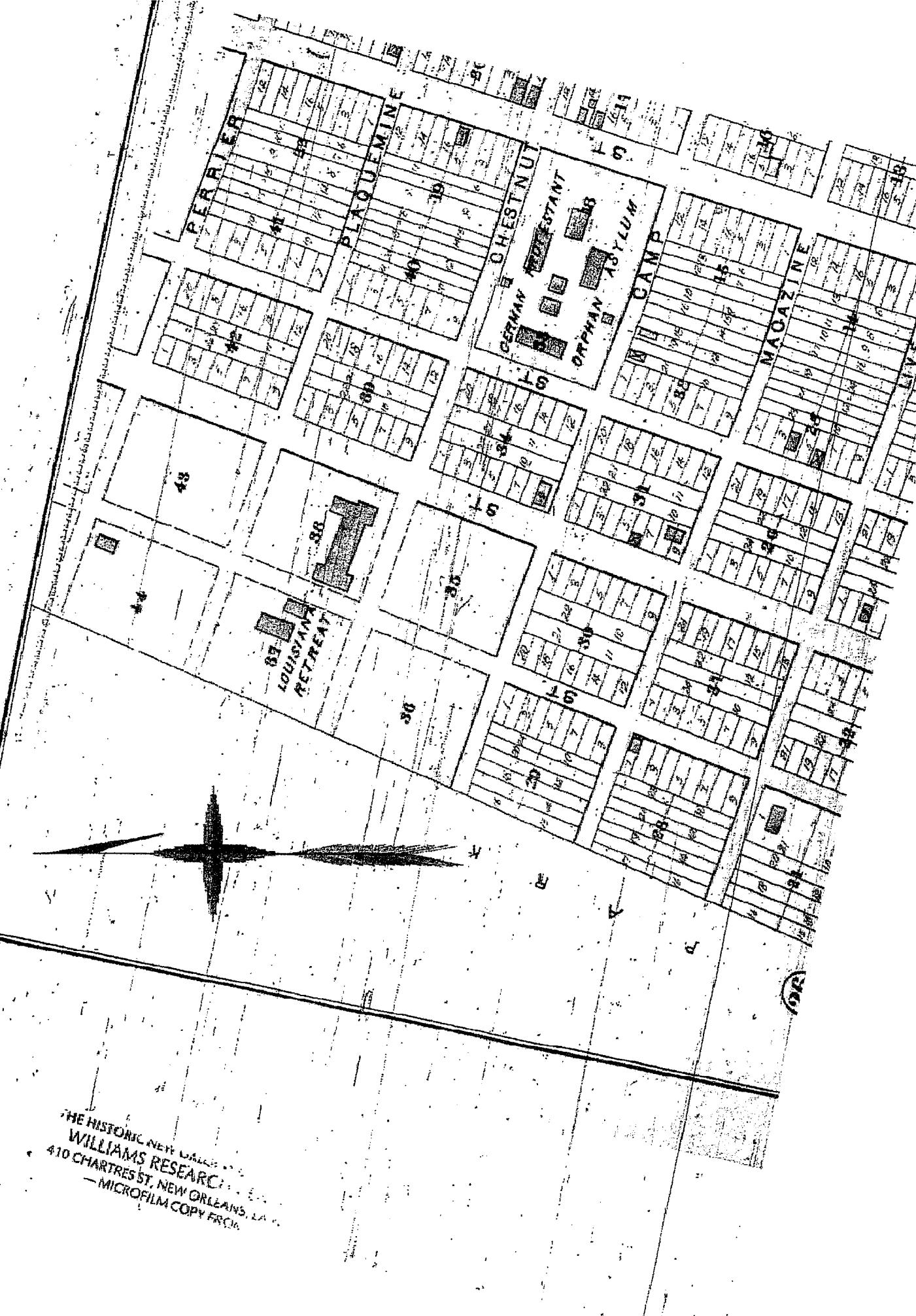
Jay Seastrunk
919 Henry Clay Avenue
New Orleans, LA 70118
seastrunk@seastrunk.org

6. R. PRESENTATION TO SUPPORT COMMENTS
THAT INSTITUTIONAL DESIGNATION IS
INAPPROPRIATE AND SHOULD BE CHANGED
TO PRE WAR LOW DENSITY RESIDENTIAL
AS SURROUNDS THE SITE.



1883

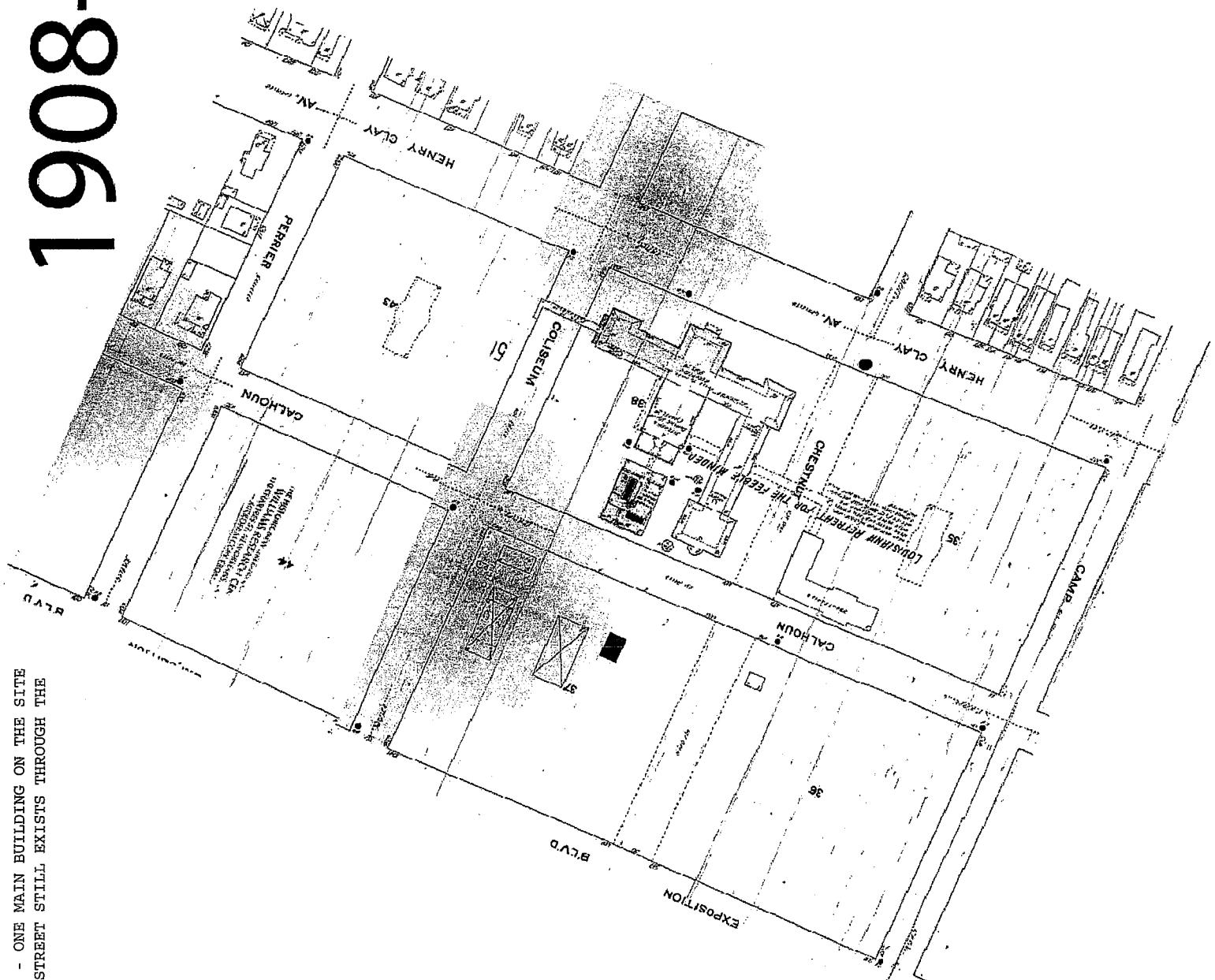
THE SITE IN 1883 - ALMOST NO HOUSES NEARBY
ONLY A FEW BUILDINGS ON THE DE PAUL SITE.
AN ORPHANAGE THAT HAS SINCE BEEN CONVERTED
TO RESIDENTIAL LOTS ALSO EXISTED AT THIS TIME.



1883 colored "New Orleans"
E. Robinson & R. Pidgeon

THE HISTORIC NEW ORLEANS
WILLIAMS RESEARCH
410 CHARTRES ST. NEW ORLEANS, LA.
MICROFILM COPY FARM

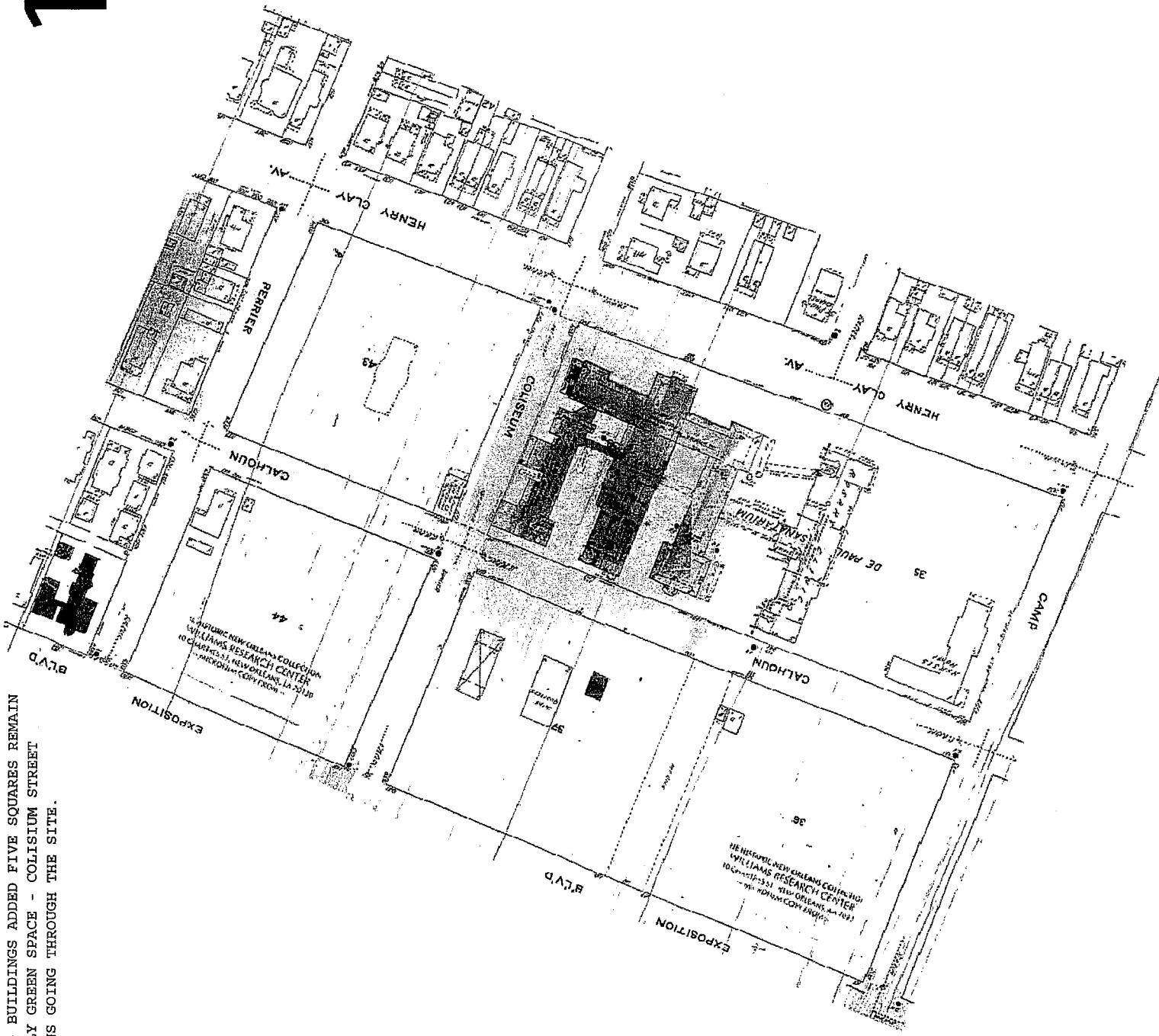
1908-1909



1908-1909 - ONE MAIN BUILDING ON THE SITE
COLISEUM STREET STILL EXISTS THROUGH THE SITE

1951

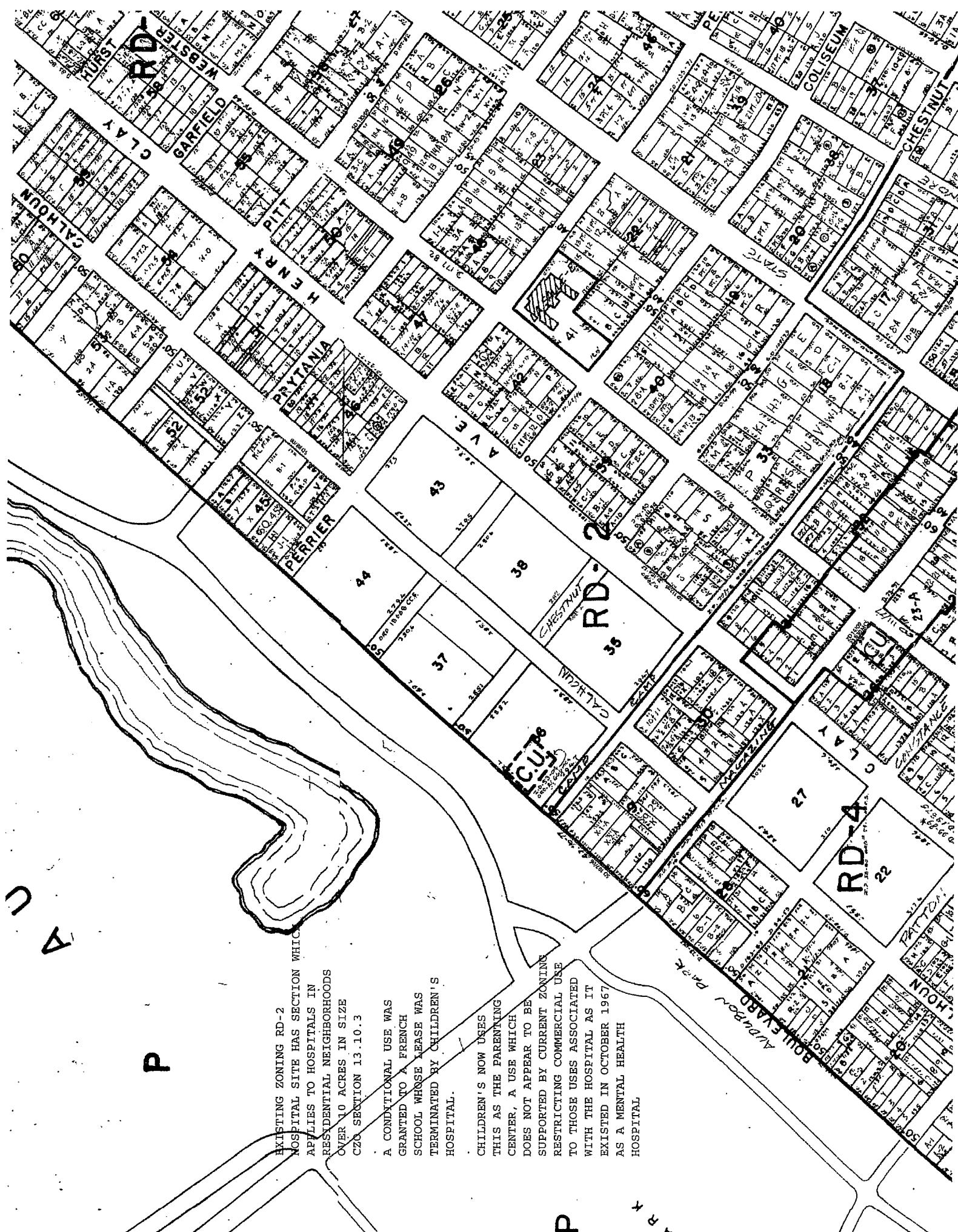
1951 - BUILDINGS ADDED FIVE SQUARES REMAIN
LARGELY GREEN SPACE - COLLISIUM STREET
REMAINS GOING THROUGH THE SITE.

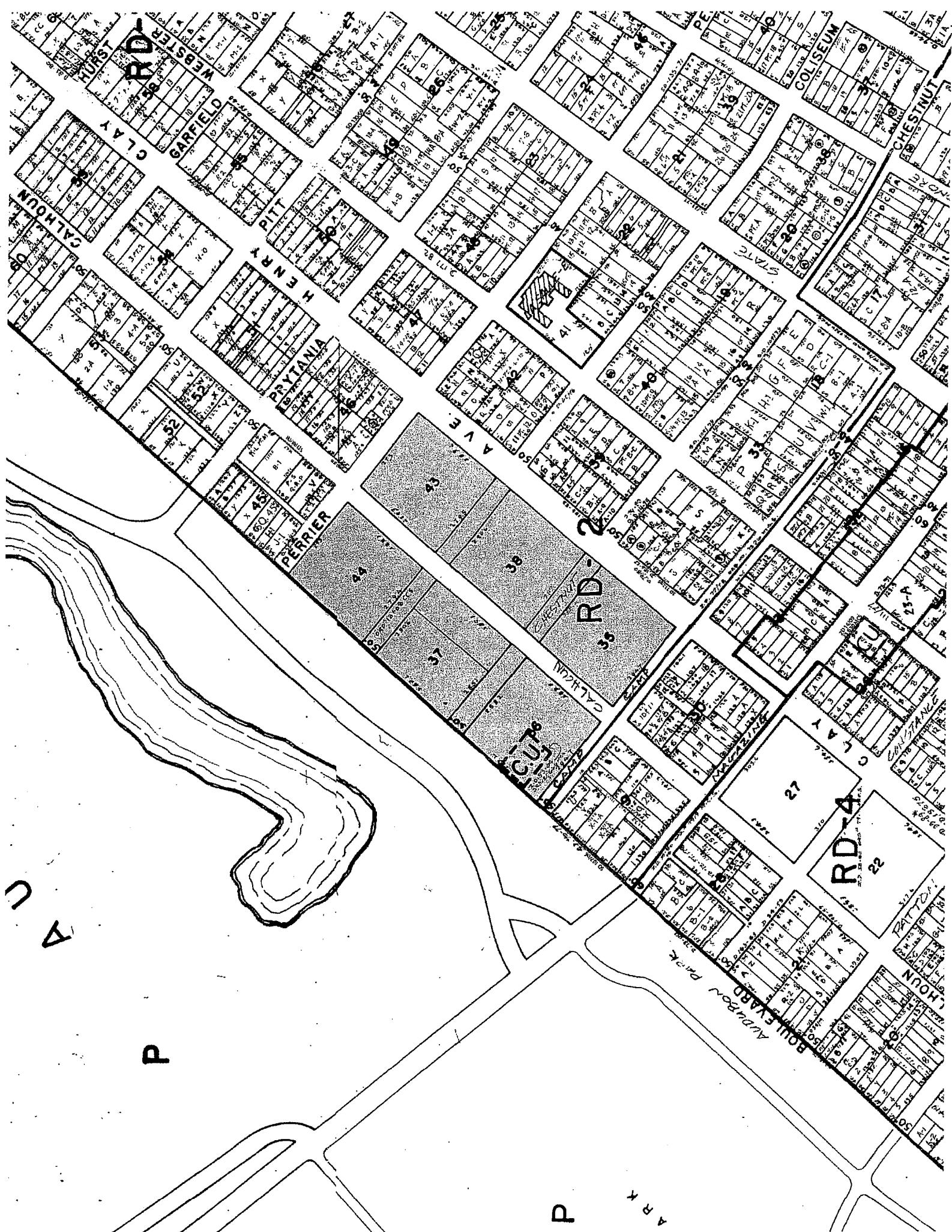


EXISTING ZONING RD-2
HOSPITAL SITE HAS SECTION
APPLIES TO HOSPITALS IN
RESIDENTIAL NEIGHBORHOODS
OVER 10 ACRES IN SIZE
CZO SECTION 13.10.3

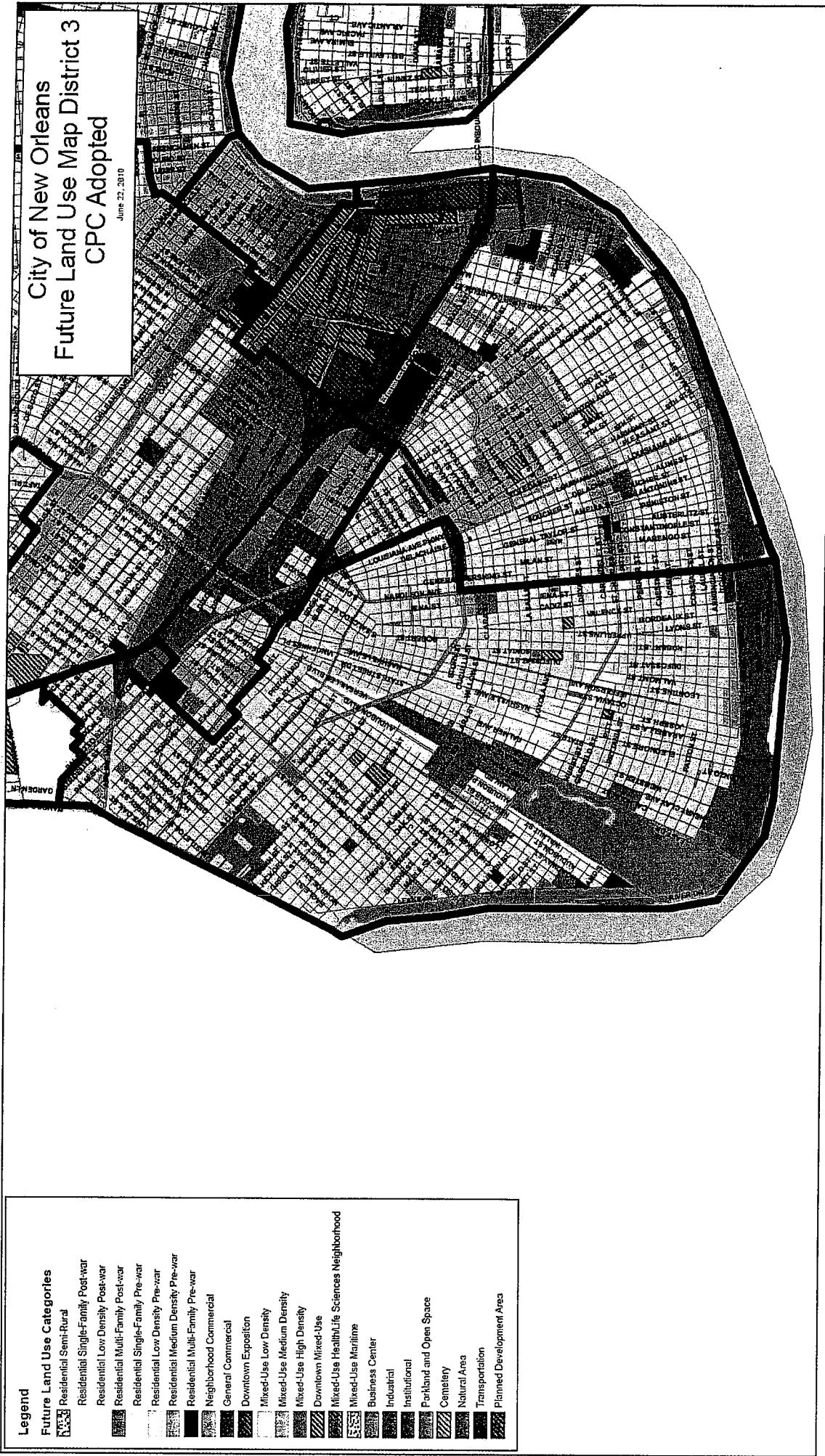
A CONDITIONAL USE WAS
GRANTED TO A FRENCH
SCHOOL WHOSE LEASE WAS
TERMINATED BY CHILDREN'S
HOSPITAL.

CHILDREN'S NOW USES THIS AS THE PARENTING CENTER, A USE WHICH DOES NOT APPEAR TO BE SUPPORTED BY CURRENT ZONING RESTRICTING COMMERCIAL USE TO THOSE USES ASSOCIATED WITH THE HOSPITAL AS IT EXISTED IN OCTOBER 1967 AS A MENTAL HEALTH HOSPITAL

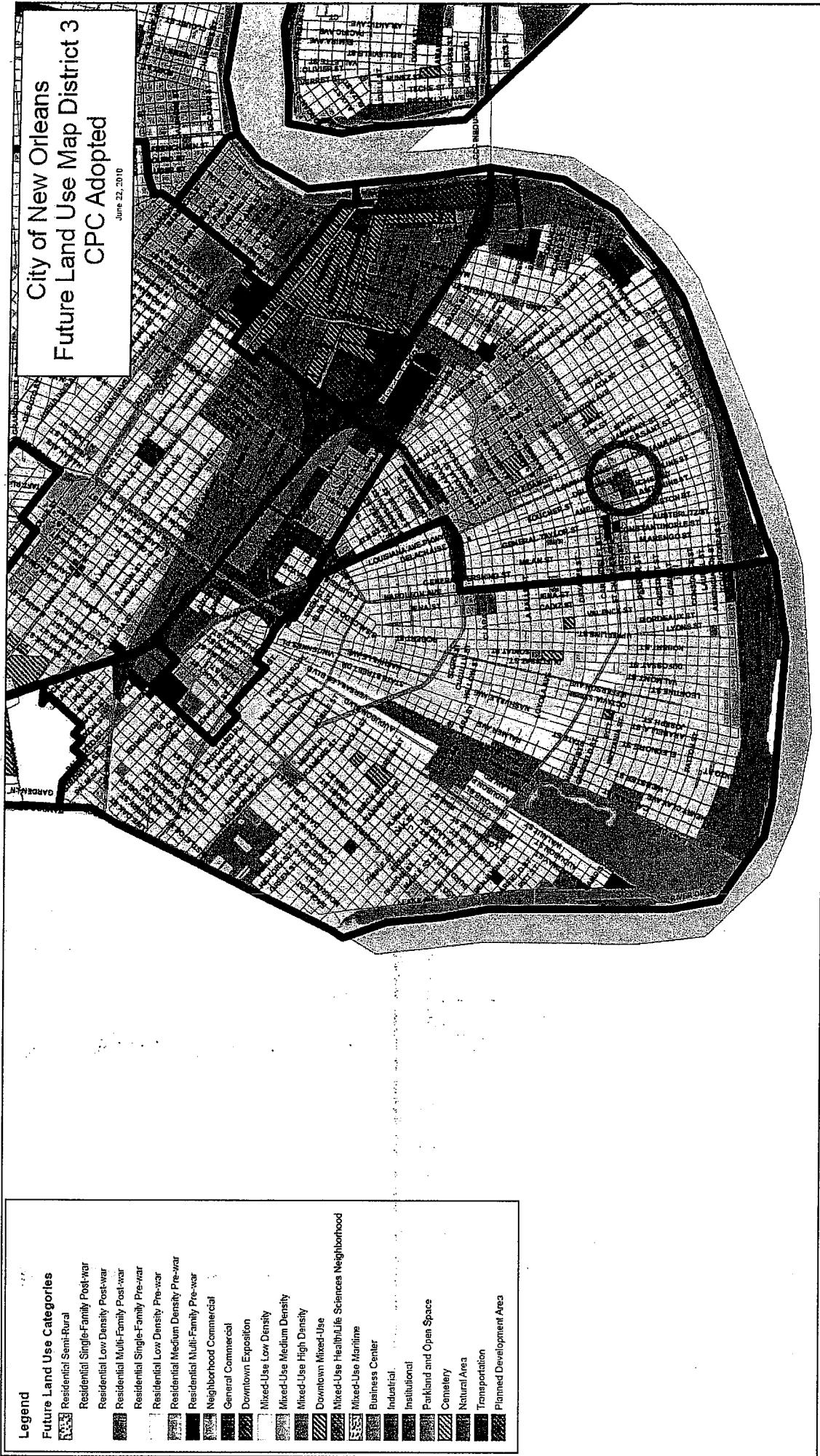




OTHER LOCATIONS WHERE THE MASTER PLAN APPLIES THE INSTITUTIONAL DESIGNATION TO HOSPITALS



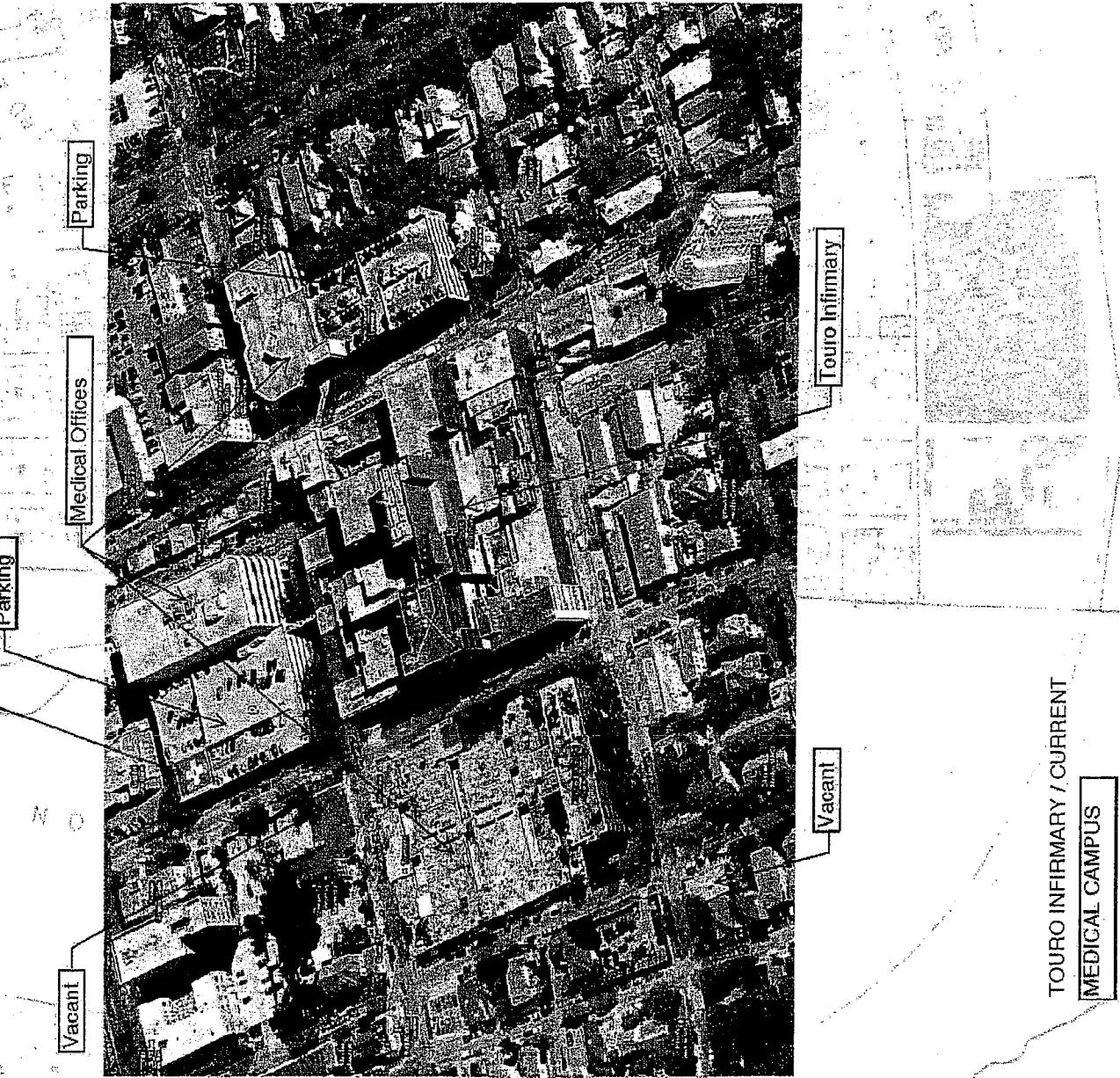
TOURO HOSPITAL



INSTITUTIONAL DESIGNATION: TOURO HOSPITAL

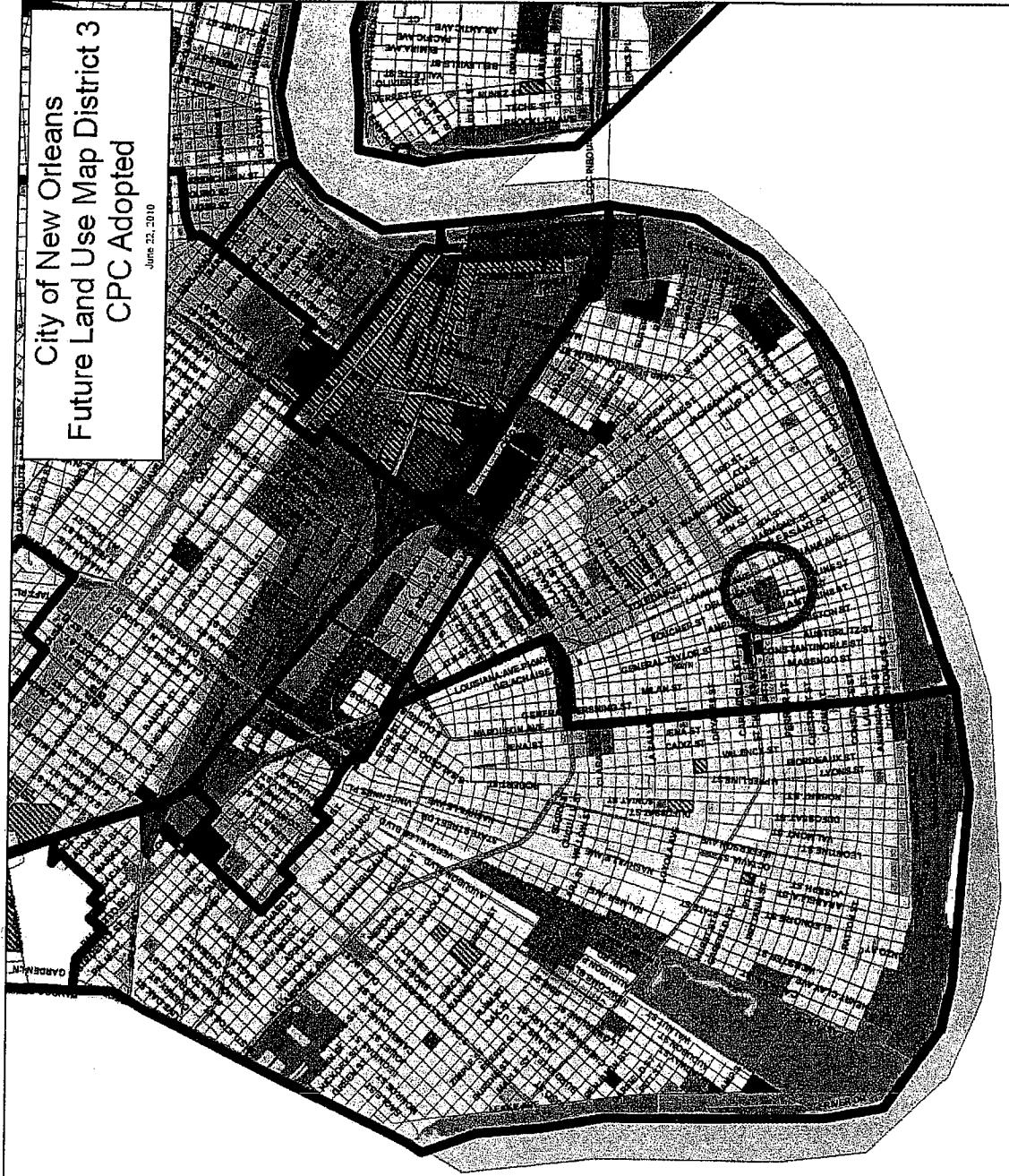


FULLY BUILT OUT SQUARE, MUCH DEVELOPMENT AROUND IT, COMMERCIAL CREEP INTO RESIDENTIAL NEIGHBORHOOD ADJACENT. CURRENTLY MANY VACANT LOTS, AND MANY VACANT OFFICES SURROUND SOME REALATORS SITE 30% PROPERTY VALUE DROP ON RESIDENCES NEAR TOURO.



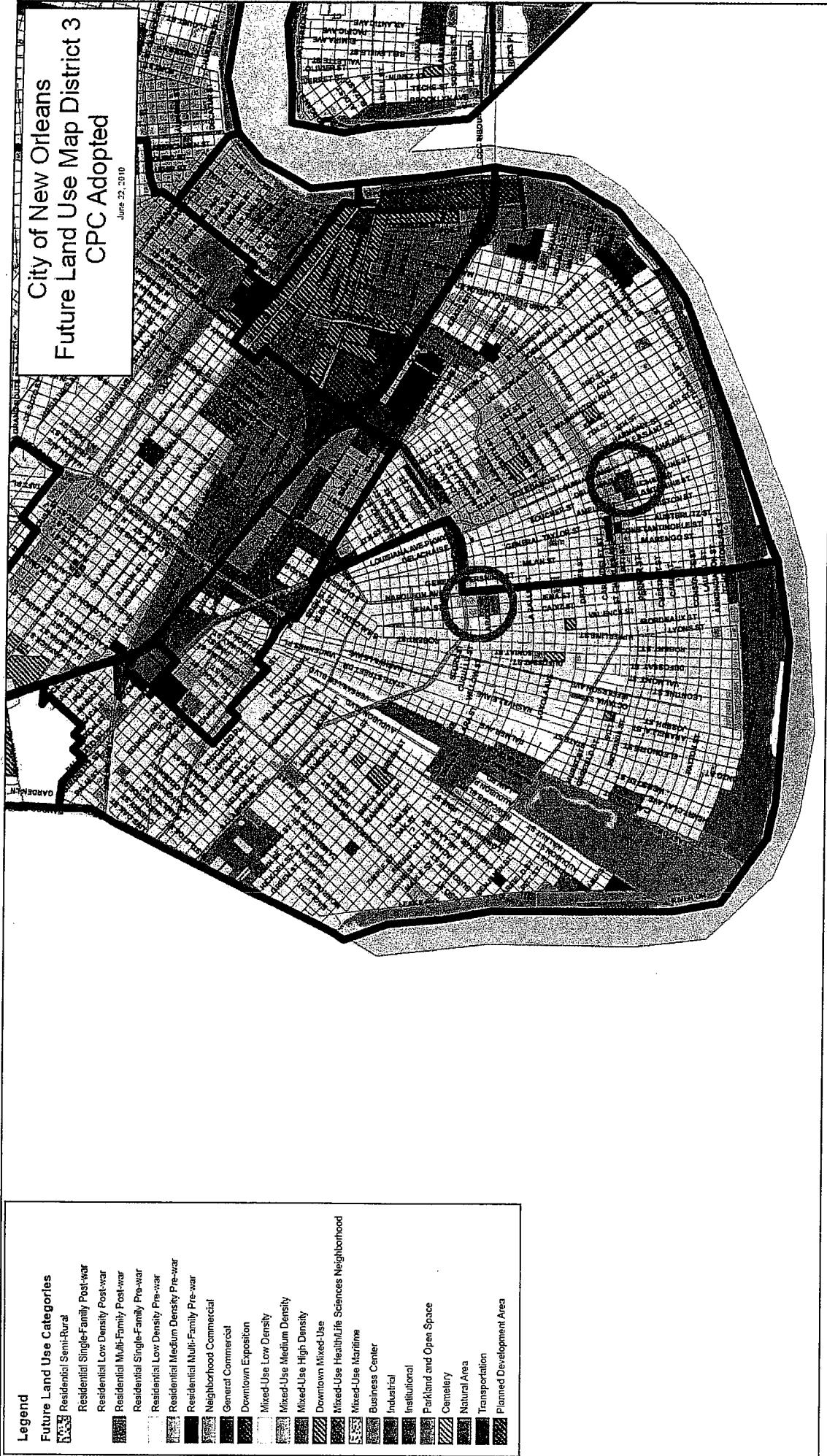
City of New Orleans
Future Land Use Map District 3
CPC Adopted

June 22, 2010



Legend	
Future Land Use Categories	
	Residential Semi-Rural
	Residential Single-Family Post-war
	Residential Low Density Post-war
	Residential Multi-Family Post-war
	Residential Single-Family Pre-war
	Residential Medium Density Pre-war
	Residential Multi-Family Pre-war
	Neighborhood Commercial
	General Commercial
	Downtown Exposition
	Mixed-Use Low Density
	Mixed-Use Medium Density
	Mixed-Use High Density
	Downtown Mixed-Use
	Mixed-Use Health/Life Sciences Neighborhood
	Mixed-Use Maritime
	Business Center
	Industrial
	Institutional
	Parkland and Open Space
	Cemetery
	Natural Area
	Transportation
	Planned Development Area

OCHSNER BAPTIST HOSPITAL



INSTITUTIONAL DESIGNATION: OCHSNER BAPTIST HOSPITAL

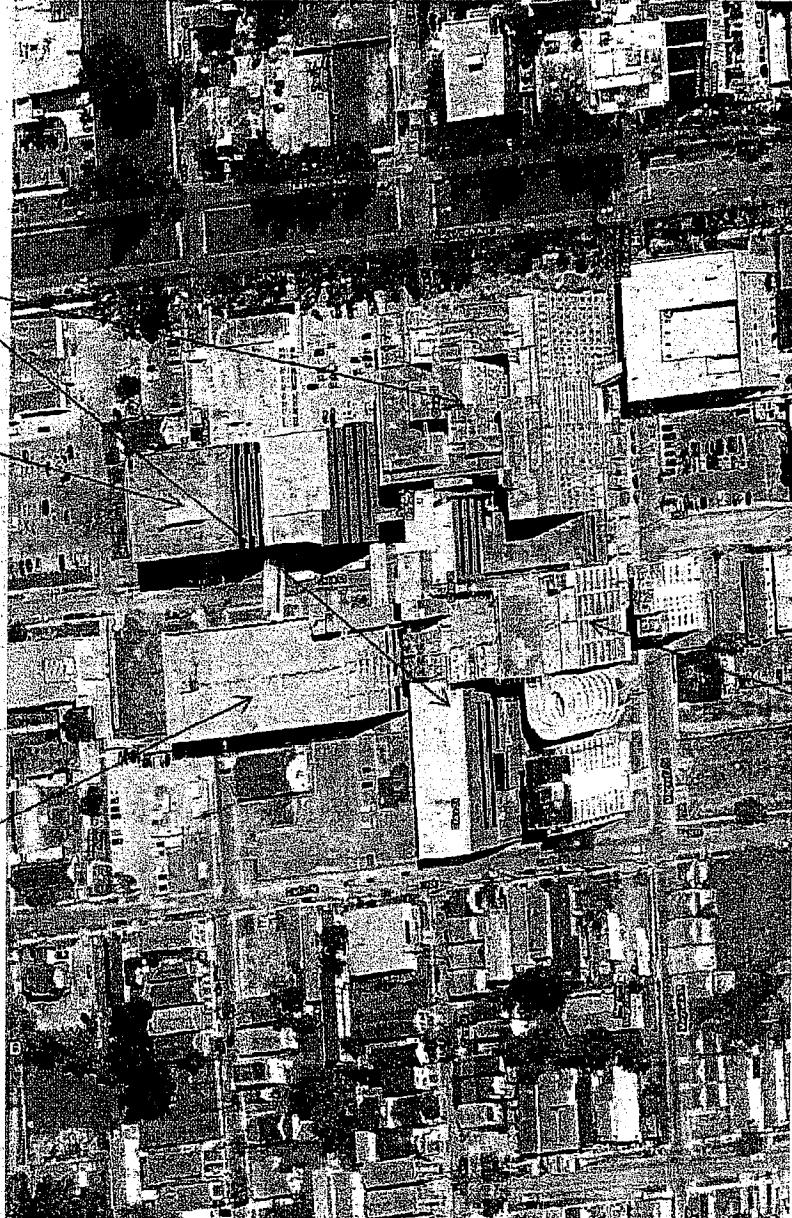


3 SQUARES FULLY BUILT OUT, MANY VACANT LOTS SURROUND SITE
CLEARLY THE NEIGHBORHOOD HAS BEEN IMPACTED

Medical Offices

Southern Baptist
Hospital

Parking

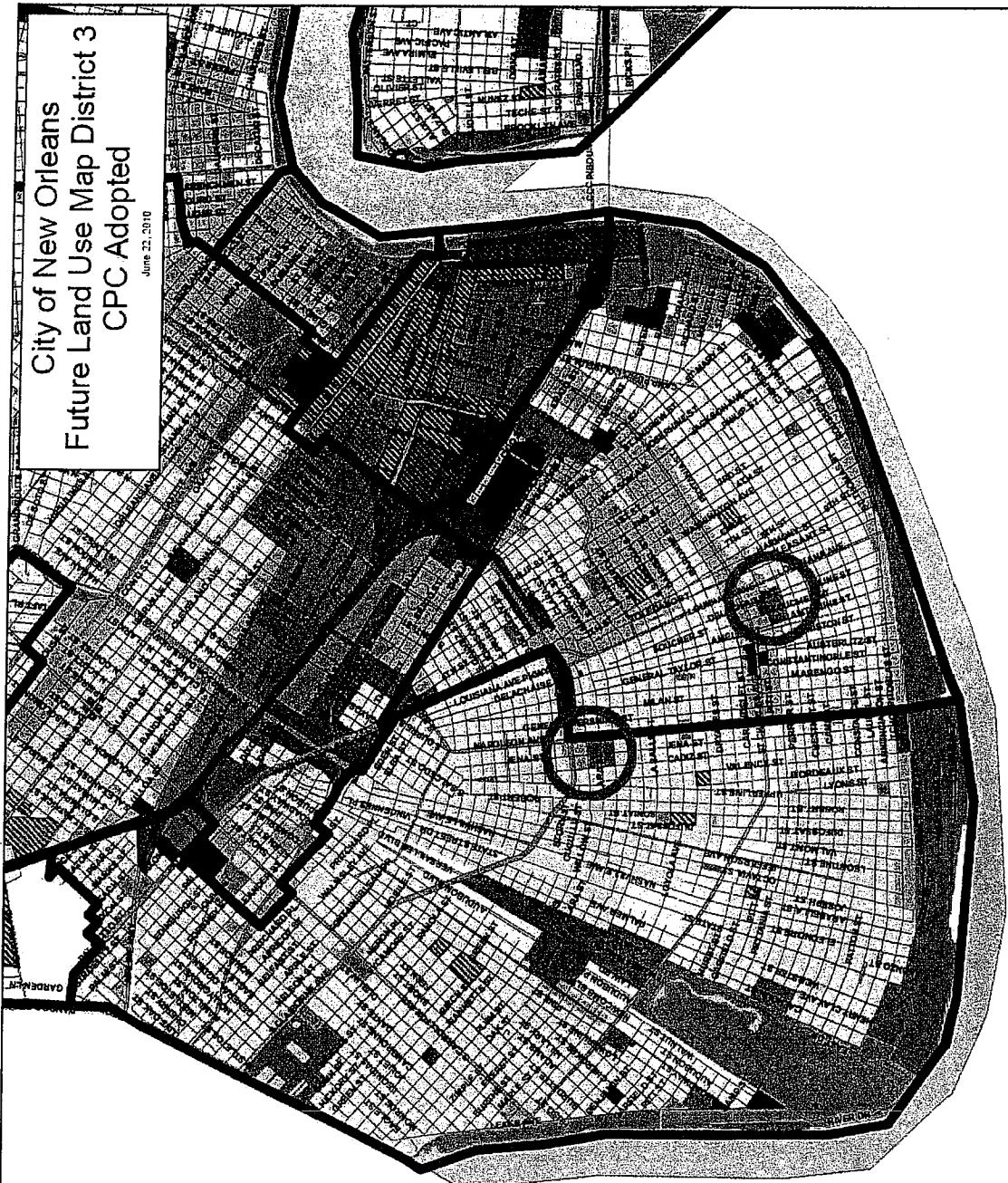


Parking

SOUTHERN BAPTIST HOSPITAL / CURRENT
MEDICAL CAMPUS

City of New Orleans
Future Land Use Map District 3
CPC Adopted

June 22, 2010



Legend	
Future Land Use Categories	
	Residential Semi-Rural
	Residential Single-Family Post-war
	Residential Low Density Post-war
	Residential Multi-Family Post-war
	Residential Single-Family Pre-war
	Residential Low Density Pre-war
	Residential Medium Density Pre-war
	Residential Multi-Family Pre-war
Neighborhood Commercial	
	General Commercial
	Downtown Exposition
	Mixed-Use Low Density
	Mixed-Use Medium Density
	Mixed-Use High Density
	Downtown Mixed-Use
	Mixed-Use HealthLife Sciences Neighborhood
	Mixed-Use Maritime
	Business Center
	Industrial
	Institutional
	Parkland and Open Space
	Cemetery
	Natural Area
	Transportation
	Planned Development Area